

Ref: 7774

NO. 4 COOLATTIN COURT, COOLBOY, TINAHELY, CO. WICKLOW Y14 VR84



BER C2

QUINN PROPERTY

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# Attractive Four Bedroom Detached Home In A Scenic Village Location For Sale By Private Treaty



## LOCATION & DESCRIPTION:

This property is located in Coolboy, a quaint village in the heart of South Wicklow and is within easy reach of amenities including shops, restaurants, pubs, primary & secondary schools and GAA Clubs. It is 2.5km from the village of Coolafancy, 6km from Shillelagh and 6.3km from Tinahely. The area is also renowned for outdoor pursuits and attractions with a choice of walking trails and equestrian activities.

This residence is well set back from the public road, has a tarmac driveway and a garden to the front and rear of the house. The property is presented in good condition throughout. Upon entering this home, one is immediately struck by the abundance of natural light due to the double height ceiling and overhead Velux window. Continuing from the entrance hall there is a bedroom/office and a living room which opens into the kitchen/dining room via double doors providing ample space for family living. A utility room and W.C. complete the ground floor of this property. On the first floor there is a spacious landing with a hot press, three double bedrooms; one of which is ensuite, and a generously proportioned family bathroom.



Accommodation is well presented throughout and comprises of the following:

Entrance Hall:	5.0m x 2.0m	Oak flooring.
Bedroom 4/Office:	4.0m x 2.9m	Carpeted flooring.
Sitting Room:	4.4m x 3.3m	Oak flooring, open fire, double doors to rear
Kitchen/Dining Room:	7.5m x 3.4m	Tiled and timber flooring, fitted kitchen with waist and eye level units, fridge freezer, dishwasher, electric oven, gas hob, tiled splash back.
Utility Room:	2.0m x 1.6m	Tiled flooring, washing machine, tumble dryer, shelving, back door.
W.C.:	1.6m x 1.2m	Tiled flooring, W.C., W.H.B.
Landing:	2.3m x 2.0m	Pine flooring, hot press.
Bedroom 1:	3.9m x 3.5m	Pine flooring, wardrobe.
Ensuite:	2.0m x 1.6m	Pine flooring, power shower, W.C., W.H.B.
Bathroom:	3.7m x 1.7m	Pine flooring, electric shower, bath, W.C., W.H.B.
Bedroom 2:	3.5m x 3.0m	Pine flooring, fitted wardrobe.
Bedroom 3:	4.4m x 2.8m	Pine flooring.







### **OUTSIDE:**

This property is approached via a tarmacadam driveway which allows for ample parking to the front and side of the house. There are lawn areas to the side and rear of this home. Outside the double doors from the living room there is a patio area, creating an attractive space to enjoy recreational time with family and friends, and to enjoy outdoor dining and entertaining.



### **SERVICES AND FEATURES:**

All Mains Services  
Oil Fired Central Heating  
Ample Car Parking  
Built: 2003  
Property Extends to C. 130m<sup>2</sup>  
Coolattin Golf Course Nearby  
Tinahely Riding Club Nearby



### **BER DETAILS:**

BER: C2  
BER No. 118094036  
Energy Performance Indicator: 191.86 kWh/m<sup>2</sup>/yr



**Early Viewing Is Highly Recommended For This Property Which Will Appeal To A Range Of Buyer Types**

**A.M.V. €320,000**

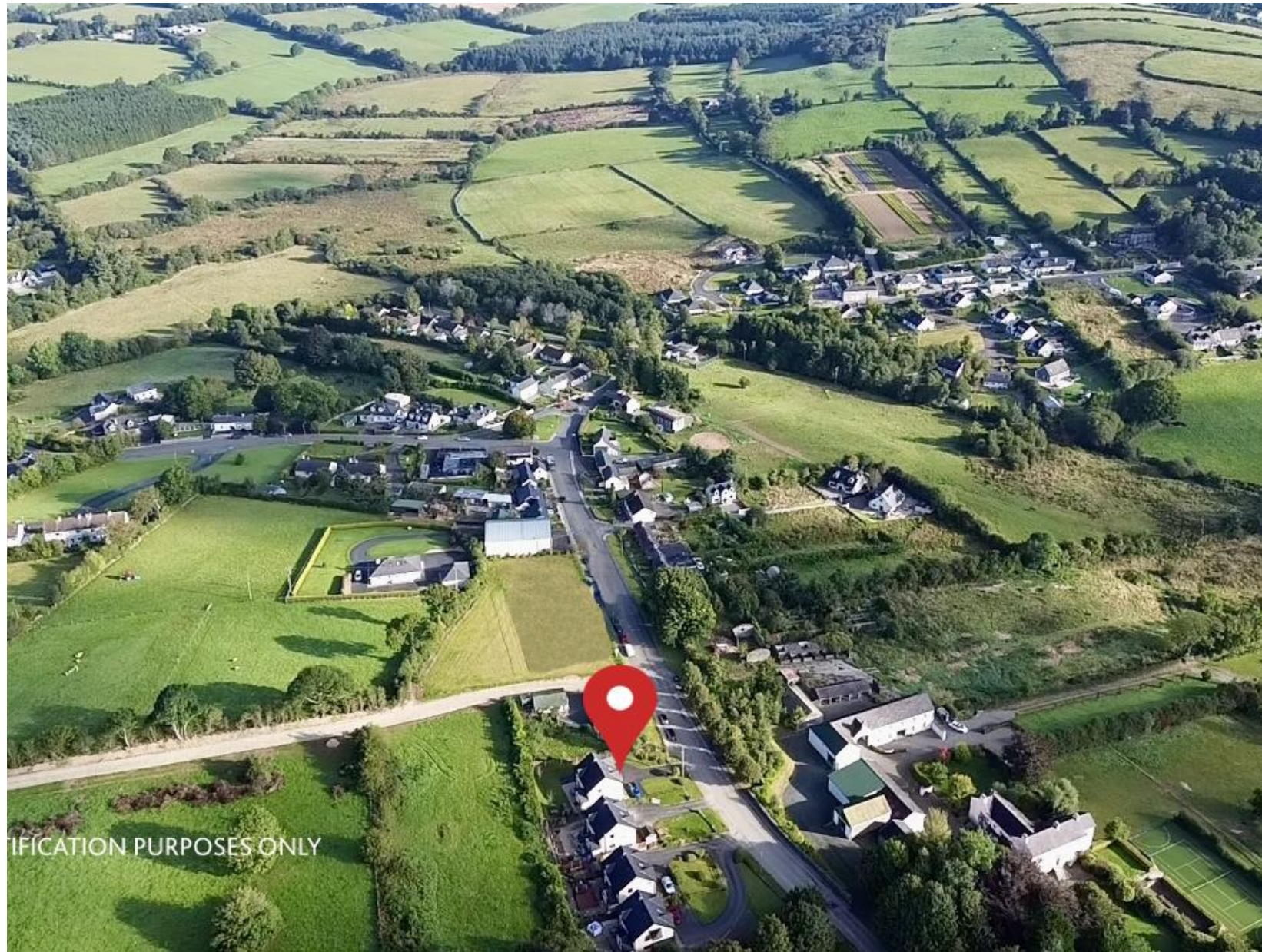


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